

047.0

0005

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,015,000 / 1,015,000
USE VALUE: 1,015,000 / 1,015,000
ASSESSED: 1,015,000 / 1,015,000**Patriot**
Properties Inc.**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23		NEWTON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DECILIO CHRISTOPHER	
Owner 2:	
Owner 3:	
Street 1: 43 MENOTOMY RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: O NEILL WILLIAM III/JOHN -
Owner 2: HOLLERAN NANCY /TRS/O NEILL TR -
Street 1: 23 NEWTON RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2624 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4845		Sq. Ft.	Site		0	80.	1.17	1									452,279						452,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4845.000	558,000	4,700	452,300	1,015,000	
Total Card	0.111	558,000	4,700	452,300	1,015,000	Entered Lot Size
Total Parcel	0.111	558,000	4,700	452,300	1,015,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	386.81	/Parcel: 386.81	Land Unit Type:

Total Card / Total Parcel
1,015,000 / 1,015,000

User Acct	33458
GIS Ref	
GIS Ref	
Insp Date	
11/30/18	
USER DEFINED	
Prior Id # 1:	33458
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/29/21
Print Time	23:54:03
LAST REV	
Date	10/04/21
Time	11:23:49
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign: VERIFICATION OF VISIT NOT DATA _____

